

**Sales - Apartment - Marbella**  
**649.000€**

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**Ref.-ID: R4990159**

**Marbella**

**Apartment**

**Community: 126,960 EUR / year**

**IBI: 867 EUR / year**

**Rubbish: 190 EUR / year**



**3**



**3**



**135 m2**

"For Sale: Luxurious 3-Bedroom Penthouse in Nueva Andalucía Discover the jewel of the Costa del Sol: this luxurious 3-bedroom penthouse, a true oasis of peace, invites you to experience unparalleled living. Perched on the second floor, without an elevator, it offers breathtaking views of lush gardens, majestic mountains, the sparkling sea, and the distant outlines of Gibraltar. With a generous area of 135.58 m², this bright and open space, elegantly furnished with modern touches, will captivate you with its warm and inviting atmosphere. The three bedrooms comfortably accommodate your loved ones, while the two full bathrooms, complemented by an additional shower, provide both privacy and convenience. Nestled in a lively neighborhood, this penthouse enjoys a privileged location, just a stone's throw from delightful dining options, a shopping center, and only 900 meters from the golden beaches that line the Mediterranean Sea. The 20 m² terrace is a true balcony to the world: here, you can savor peaceful moments in the sun or let the chirping of birds carry you away at dusk. Every moment spent on this terrace is a promise of serenity. You will also appreciate the amenities of this exceptional property: a lush garden, garden furniture for summer evenings, Wi-Fi, and satellite TV to stay connected to the world, along with central heating and air conditioning for year-round comfort. The communal pool and well-maintained gardens beckon for sun-soaked days of relaxation. An fully equipped kitchen, ready to host your culinary talents, completes this perfect ensemble. With integrated wardrobes maximizing space and organization, every detail has been thoughtfully designed for your well-being. From a financial perspective, this property represents a wonderful investment opportunity, ideal for rentals due to its undeniable appeal. Annual costs are reasonable: IBI (property tax) at €867, waste collection at €190, and community fees of €105.80 per month. This luxurious penthouse in Nueva Andalucía is more than just a real estate offering; it is an invitation to the sweet life, a place where every day is a celebration of beauty and comfort. Don't miss this unique chance to become the proud owner of this slice of paradise. Contact us today to arrange your visit!"

Caractéristiques Surface construite 136 m² 3 chambres 3 salles de bains Terrasse et balcon Place de parking comprise dans le prix D'occasion/en bon état Construit en 1996 Pas de chauffage Immeuble 2ème étage logement sur cour Sans ascenseur

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li><li>✓ South West</li><li>✓ West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Garden</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Double Glazing</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Holiday Homes</li><li>✓ Investment</li><li>✓ Luxury</li><li>✓ Resale</li></ul>